

3/4/85 UTILITY EASEMENT VACATION
Lot 2, Block 1, Warden Acres
Peterson Replat

3/4/85 Council Meeting was
cancelled due to
severe snowstorm.
Hearing was held on 3/18



Ron Krueger
& Associates, Inc.
8080 Wallace Road
Eden Prairie, Minnesota 55344
(612) 934-4242

Engineering
Land Surveying
Planning

TRANSMITTAL

TO MARCELLA M. DAEHN
CITY CLERK
CITY OF EDINA
4801 WEST 50th ST.

DATE	OCT 17, 86	FILE NO.	6804
RE:	LOTS 2 & 3, WARDEN ACRES PETERSON REPLAT.		
" EASEMENT LEGALS "			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

COPIES	DATE	NO.	DESCRIPTION
2	10-20-86		PLAN w/ HIGHLIGHTED LOCATION AND LEGAL DESCRIPTION

THESE ARE TRANSMITTED as checked below:

☐ For your approval

☐ For your information

☒ As requested

☐ For your review and comment

☐ _____

REMARKS

PLEASE CALL WITH ANY QUESTIONS

copy to:

RICHARD ANDRON

data & trans.

trans. only

☐

☐

☐

☐

☐

☐

☐

☐

By

Randy Stern
Randy Stern

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

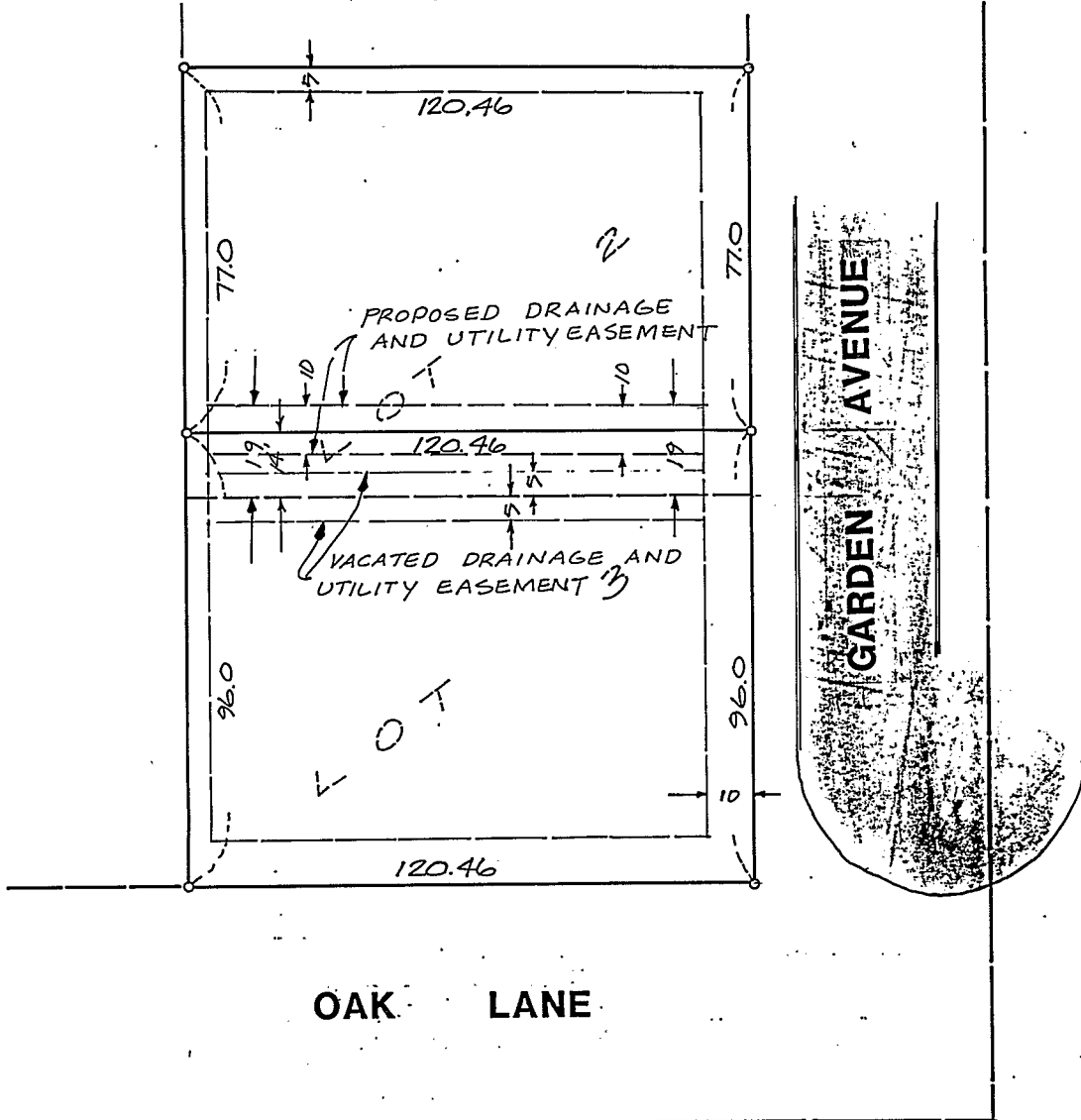
Lot 2, Block 1, Warden Acres Peterson Replat except the South 14.00 feet thereof.

PARCEL B

Lot 3, Block 1, Warden Acres Peterson Replat, and the South 14.00 feet of Lot 2, Block 1, Warden Acres Peterson Replat

Legal description for realignment of proposed drainage and utility easement.

The North 10.00 feet of the South 19.00 feet of Lot 2, Block 1, Warden Acres Peterson Replat.



NORTH

PROPOSED LOT DIVISION for
ANDRON INC.

RON KRUEGER & ASSOCIATES, INC.

LAND SURVEYING • ENGINEERING • PLANNING
8140 FLYING CLOUD DRIVE • EDEN PRAIRIE, MINNESOTA 55344 • PHONE (612) 941-3030

SCALE 1"=30'	REVISIONS	DRAWN BY	DATE
DATE Feb 14, 1984	EASEMENT LEGAL		
DR'N RLK CK'D	DESCRIPTIONS	RMS	10-20-86
JOB NO. 6804			
SEC. T. R.	BOOK	PAGE	

PROPOSED LEGAL DESCRIPTIONS

PARCEL A

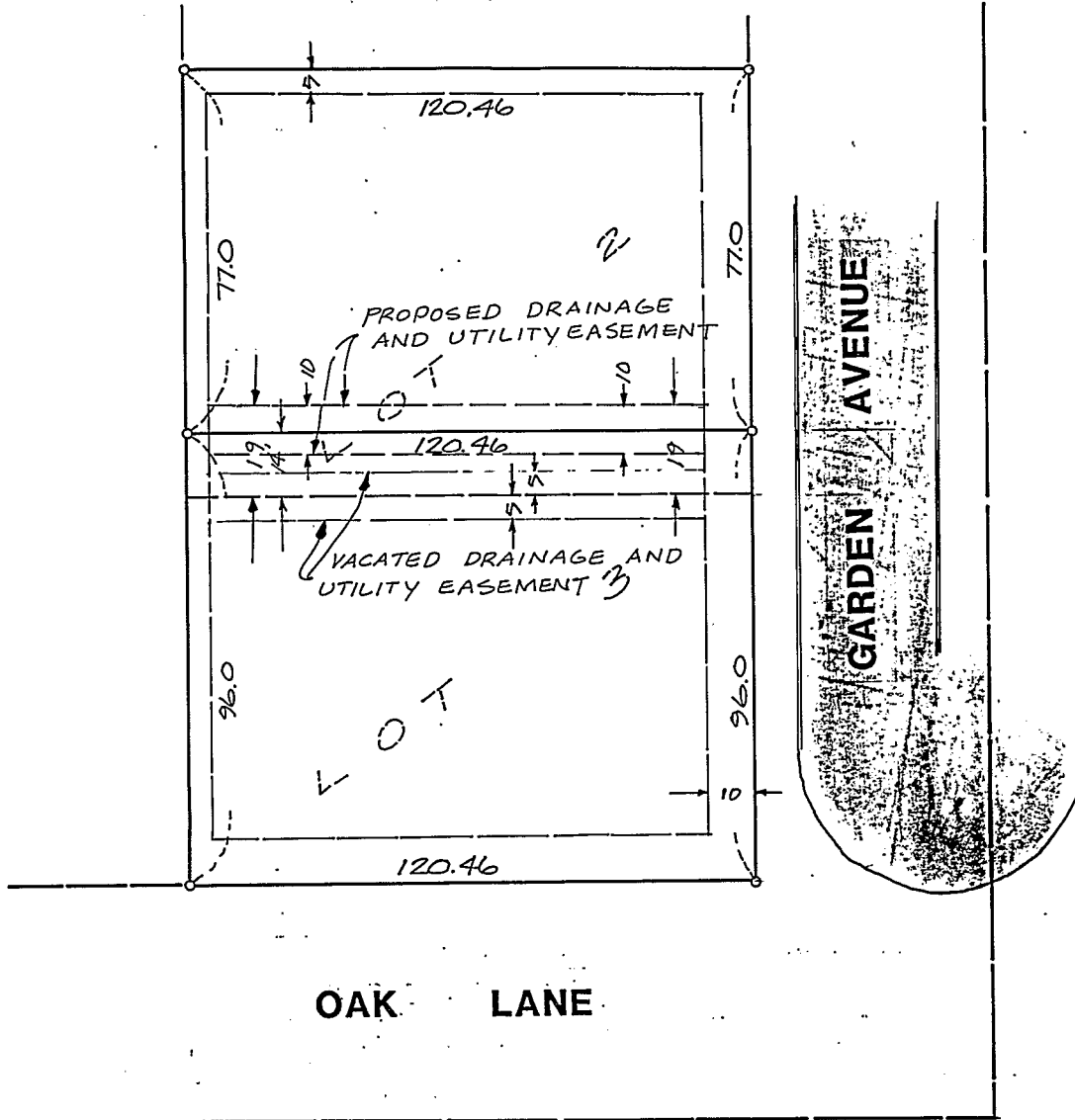
Lot 2, Block 1, Warden Acres Peterson Replat except the South 14.00 feet thereof.

PARCEL B

Lot 3, Block 1, Warden Acres Peterson Replat, and the South 14.00 feet of Lot 2, Block 1, Warden Acres Peterson Replat

Legal description for realignment of proposed drainage and utility easement.

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JOB NO. 6804			
SEC. T. R.	BOOK	PAGE	

5/15/86 Hergott called -
will call Ron Krueger
to get new
easement over
new lot line

May 1, 1986

Richard Andron
Andron, Inc.
6402 Timber Ridge
Edina, MN 55435

Daniel W. Hergott
5804 Garden Avenue
Edina, MN 55436

Re: Utility Easement Vacation - Lot 2 and Lot 3, Block 1, Warden Acres
Peterson Replat

Dear Mr. Andron and Mr. Hergott:

On January 31, 1985, you completed a public right-of-way vacation application for the above referenced lots requesting the City Council to vacate the existing utility easement.

On March 18, 1985, the Council granted the utility easement vacation, "subject to receipt of a new easement over the new lot line." To date we have not received the new easements documents in recordable form so that we may have the easement vacation recorded.

I wrote to you both on July 2, 1985 asking you to contact your surveyor, Ron Krueger & Associates, Inc. to have the new easements prepared, executed and sent to my office so that the vacations can be place of record. I also have made several attempts to contact Mr. Andron by telephone but have not received a return call. I would appreciate your cooperation on this so that the vacations may be completed and recorded.

Very truly yours,

Marcella M. Daehn
City Clerk



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

11-6-88

Bob -

Have they brought
in new easement?

No Not yet!

Bob

Marc

941-3030 Krueger

Ron

Called him - he will
call Andron + get
this rolling

July 2, 1985

Daniel W. Hergott
5804 Garden Avenue
Edina, MN 55436

Richard Andron
Andron, Inc.
6402 Timber Ridge
Edina, MN 55435

32-117-21-41-0096
0097

Re: Utility Easement Vacation - Lot 2 and Lot 3, Block 1, Warden Acres
Peterson Replat

Dear Sirs:

On January 31, 1985, you completed a public right-of-way vacation application for the above referenced lots requesting the City Council to vacate the existing utility easement.

On March 18, 1985, the City Council granted the utility easement vacation, "subject to receipt of a new easement over the new lot line." To date we have not received the new easement documents in recordable form so that we may have the easement vacations recorded.

We would appreciate it if you would contact your surveyor, Ron Krueger & Associates, Inc. and have the new easements prepared, executed and sent to my office so that the vacations can be placed of record. Please call if you have any questions.

Very truly yours,

Marcella M. Daehn

Marcella M. Daehn
City Clerk



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

March 7, 1986

Mr. Ron Krueger
Ron Krueger & Associates, Inc.
8140 Flying Cloud Drive
Eden Prairie, MN 55344

Re: Utility Easement Vacation - Lot 2 and Lot 3, Block 1, Warden Acres
Peterson Replat

Dear Mr. Krueger:

On March 18, 1985, the City Council granted the utility easement vacation referenced above "subject to receipt of a new easement over the new lot line". To date we have not received the new easement documents in recordable form so that we may have the easement vacations recorded.

I am enclosing a copy of the letter sent to Daniel W. Hergott and Richard Andron on July 2, 1985 requesting that they contact you to have the new easements prepared, executed and sent to my office. As a follow-up, on November 6, 1985, I telephoned you giving you this information and you indicated you would try to expedite this.

I would greatly appreciate your help in completing this easement vacation in connection with the division of those two lots. Thank you.

Very truly yours,

Marcella M. Daehn
City Clerk

cc: Daniel W. Hergott
Richard Andron

Check with
Eng. Dept. re
receipt of new
easement

Utility Easement Vacation
granted "Subject to receipt
of a new easement over the
new lot line."

3-18-85

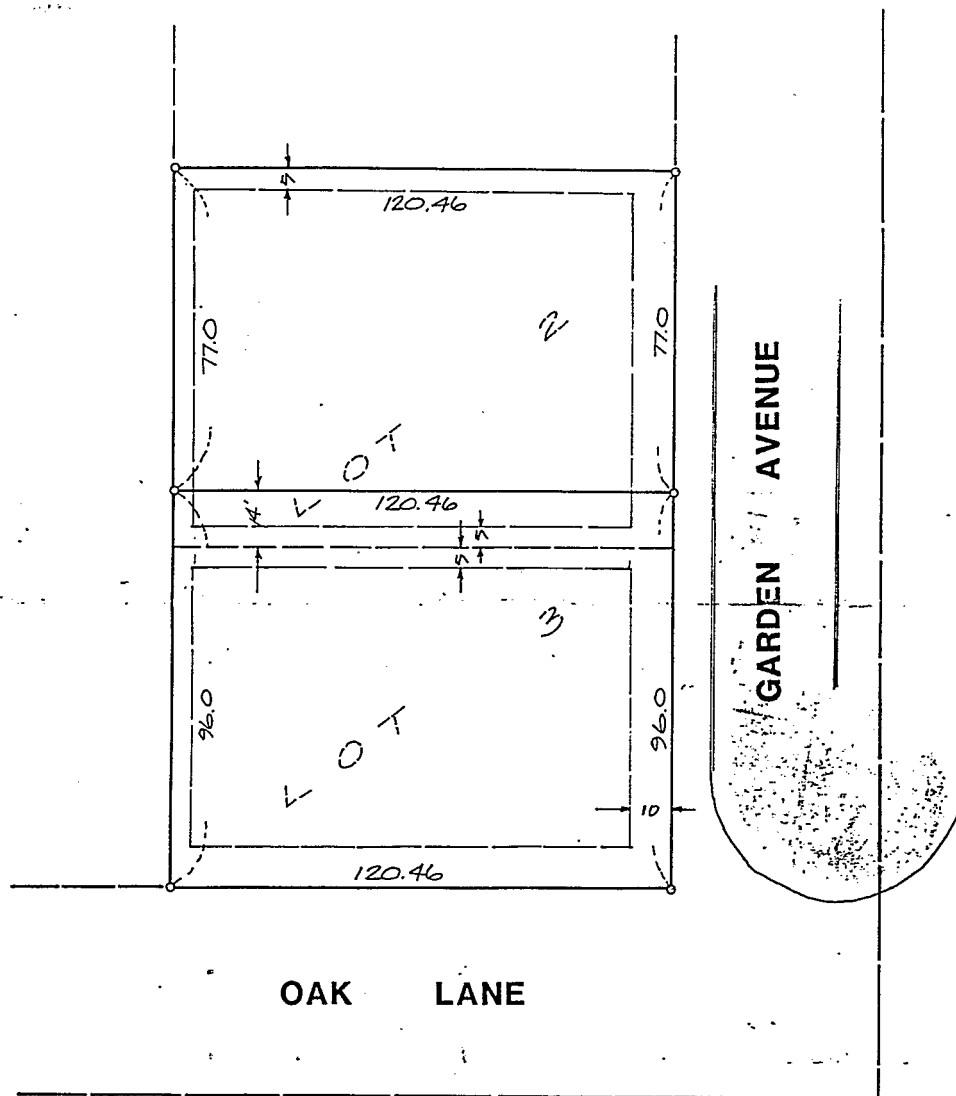
III-B

Lot Division

3-5-84

Lots 2 and 3, Blk 1, Warden Acres Peterson Replat

SEE ALSO: Plat 1, Warden Acres Peterson Replat, 1984
Rec'd at Lot 1, Block 1, and Lot 2, Block 1, Warden Acres Peterson Replat



NORTH

PROPOSED LOT DIVISION for
ANDRON INC.

RON KRUEGER & ASSOCIATES, INC.

LAND SURVEYING • ENGINEERING • PLANNING
8140 FLYING CLOUD DRIVE • EDEN PRAIRIE, MINNESOTA 55344 • PHONE (612) 941-3030

SCALE 1"=30'	REVISIONS	DRAWN BY	DATE
DATE Feb 14, 1984			
DR'N RLK CK'D			
JOB NO. 6804			
SEC. T. R. BOOK PAGE			

PETITION FOR LOT DIVISION

DATE: FEB. 15, 1984

OWNER (S): ANDRONI, INC.

ADDRESS: 6408 TIMBER RIDGE
EDINA

PHONE: 944-7604

The original tract of land proposed to be divided is described as follows:

Lots 2 and 3, Block 1, Warden Acres Peterson Replat

The following parcels will be made from the division of the above described tract of land:

PARCEL A: Lot 2, Block 1, Warden Acres Peterson Replat except the South 14.00 feet
thereof.

PARCEL B: Lot 3, Block 1, Warden Acres Peterson Replat, and the South 14.00 feet
of Lot 2, Block 1, Warden Acres Peterson Replat.

James T. Peterson
Owner of Lot 2

Richard J. Andron
Signature of Owner

RICHARD J. ANDRON
PRES., ANDRONI, INC.
Lot 3

1235

ANDRON, INC.
PHONE 944-7604
6402 TIMBER RIDGE
EDINA, MN 55435

Feb. 15 1984

75-1489
910

PAY TO THE ORDER OF
City of Edina
Twenty and 00/100

\$ 20.00

DOLLARS



Richard A. ...

FOR 5808 64

⑈001235⑈ ⑆1091014898⑈ 102⑈5667⑈

Edina Planning Dept./Cashier's Price List

10-3350-000-00

ORDINANCES

___ 811 @ \$10.
___ 801 ___ 451 @ 2.
___ zoning map @ 1.

PLANS & REPORTS

___ 50th & France Commercial Plan @ 5.
___ History & Architecture book + tax @ 7.
___ Xeroxing (30¢/page) @

10-3150-000-00

APPLICATION FEES

X Lot Division @ 20.0
___ Board of Appeals @ 50.0
___ Subdivision \$225 + \$5/lot @
___ Rezoning @ 600.0

10-3115-000-00

___ Sign Permit @ 50.0

20-2135-000-00

___ Parkland Dedication @

OTHER: @

Andron, Inc. \$ 10-84-3

BY: *LQ* #1235
2/15/84

TOTAL.... \$20.00

CITY OF EDINA

PUBLIC RIGHT-OF-WAY VACATION APPLICATION

Date Initiated 1/31/85

- 1) I hereby petition the City Council of the City of Edina to vacate all of the following described public right-of-way:

☐ Street ☐ Alley ☒ Utility Easement
☐ Drainage Easement ☐ Other _____
(describe)

Description of area proposed to be vacated:

The Southwestern 5 FEET OF LOT 2, BLOCK 1, WARDEN ACRES
PETERSON REPLAT EXCEPT THE EAST 10 FEET AND THE WEST
5 FEET THEREOF AND THE NORTH 5 FEET OF LOT 3, BLOCK 1,
WARDEN ACRES PETERSON REPLAT EXCEPT THE EAST 10 FEET AND
THE WEST 5 FEET THEREOF

Attach copy of scaled drawing showing in full detail the proposed vacation.

Daniel W Hergott
5804 GARDEN AVE.
EDINA, MINN 55436
(O) 338-6990 (H) 925-2137

Signature Richard Andron
Address 5808 Garden Avenue
Telephone 944-7604

- 2) Review

CITY ENGINEER by _____ ☐ Acceptable ☐ Opposed ☐ Conditional
Conditions _____

MINNEGASCO by _____ ☐ Acceptable ☐ Opposed ☐ Conditional
Conditions _____

N.W. BELL by _____ ☐ Acceptable ☐ Opposed ☐ Conditional
Conditions _____

N.S.P. by _____ ☐ Acceptable ☐ Opposed ☐ Conditional
Conditions _____



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

RESOLUTION

WHEREAS, the following described tracts of land are now separate parcels:

Lot 2 and Lot 3, Block 1, Warden Acres Peterson Replat; and

WHEREAS, the owners of the above tracts of land desire to subdivide said tracts into the following described new and separate parcels (herein called "Parcels"):

Lot 2, Block 1, Warden Acres Peterson Replat except the South 14.00 feet thereof, and

Lot 3, Block 1, Warden Acres Peterson Replat, and the South 14.00 feet of Lot 2, Block 1, Warden Acres Peterson Replat; and

WHEREAS, it has been determined that compliance with the Subdivision and Zoning Regulations of the City of Edina will create an unnecessary hardship and said Parcels as separate tracts of land do not interfere with the purposes of the Subdivision and Zoning Regulations as contained in the City of Edina Ordinance Nos. 801 and 811;

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Edina that the conveyance and ownership of said Parcels as separate tracts of land is hereby approved and the requirements and provisions of Ordinance No. 801 and Ordinance No. 811 are hereby waived to allow said division and conveyance thereof as separate tracts of land but are not waived for any other purpose or as to any other provision thereof, and subject, however, to the provision that no further subdivision be made of said Parcels unless made in compliance with the pertinent ordinances of the City of Edina or with the prior approval of this Council as may be provided for by those ordinances.

ADOPTED this 5th day of March, 1984.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina, do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of March 5, 1984, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this 6th day of March, 1984.

Marcella M. Decker

City Clerk

RON KRUEGER & ASSOCIATES, INC.
STATE REG. NO: 14374



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

March 25, 1985

Thomas S. Erickson, P.A.
Dorsey and Whitney
2200 First Bank Place East
Minneapolis, MN 55402

Re: Easement Vacation - Lot 2, Block 1, Warden Acres Peterson Replat

Dear Tom:

On March 19, 1985, I mailed you a Notice of Completion of Proceedings on the drainage and utility easement vacation referenced above and asked that you have the document filed.

The vacation was granted subject to the City obtaining a new easement on the new lot line resulting from the lot division of the subject property. The City Engineering Department will be obtaining the new easement and I will advise you when the Notice of Completion of Proceedings can be filed. Please hold this matter until the City has obtained the new easement. I called your office today and advised Jackie Dolan to ask you to hold up on filing. Sorry I didn't catch this before sending it to you. Thanks.

Very truly yours,

Marcella M. Daehn
City Clerk

MEMORANDUM

TO: FRAN HOFFMAN
FROM: MARCE DAEHN *MD*
SUBJECT: NEW EASEMENT - Lot 2, Block 1, Warden Acres Peterson Replat
DATE: MARCH 25, 1985

On March 18, 1985, Council granted vacation of the drainage and utility easement on the property referenced above. As you recommended, this was granted subject to receipt of a new easement on the new lot line resulting from the lot division granted recently.

You advised that your department would provide a new easement legal description and would also obtain same from the property owners involved.

Please advise me when the new easement has been obtained so that the vacation can be recorded.

A graphic of the lot division and easement vacated is attached.



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

March 19, 1985

Thomas S. Erickson, P.A.
Dorsey and Whitney
2200 First Bank Place East
Minneapolis, MN 55402

Re: Easement Vacation - Lot 2, Block 1, Warden Acres Peterson Replat

Dear Tom:

Enclosed are two copies of Notice of Completion of Proceedings on the drainage and utility easement vacation referenced above. Will you please see that this document is filed? One copy is for your records.

Very truly yours,

Marcella M. Daehn
City Clerk

enclosures (2)



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

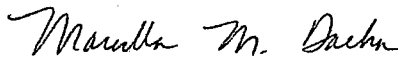
NOTICE OF COMPLETION OF PROCEEDINGS
ON VACATION OF PORTION OF DRAINAGE AND UTILITY EASEMENT
IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, on March 18, 1985, adopted a Resolution Vacating a Portion of Drainage and Utility Easement after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for drainage and utility purposes, all as platted and of record in the office of the Register of Deeds in and for Hennepin County, Minnesota:

The south 5 feet of Lot 2, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof and the north 5 feet of Lot 3, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof.

The time of completion of proceedings and the effective date of said vacation is March 18, 1985.

BY ORDER OF THE CITY COUNCIL,
CITY OF EDINA



Marcella M. Daehn
Marcella M. Daehn
City Clerk

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by

[Signature]

☒

Acceptable

☐

Opposed

☐

Conditional

CONDITIONS _____

MINNEGASCO by

☐

Acceptable

☐

Opposed

☐

Conditional

CONDITIONS _____

NORTHWESTERN BELL by

☐

Acceptable

☐

Opposed

☐

Conditional

CONDITIONS _____

N.S.P. by

☐

Acceptable

☐

Opposed

☐

Conditional

CONDITIONS _____

LOCATION

Lot 2, Block 1. Warden Acres Peterson Replat

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

RETURN TO;
CITY CLERK
CITY OF EDINA
4801 WEST 50th STREET
EDINA, MINN. 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

MINNEGASCO by *D.M. Schram 2/19/85* ☒ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

NORTHWESTERN BELL by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

N.S.P. by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

LOCATION Lot 2, Block 1, Warden Acres Peterson Replat

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:

City Clerk
City of Edina
4801 W. 50th Street
Edina MN 55424

55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

MINNEGASCO by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

NORTHWESTERN BELL by RA Olson ☒ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

N.S.P. by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

LOCATION Lot 2, Block 1, Warden Acres Peterson Replat

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:

City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

MINNEGASCO by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

NORTHWESTERN BELL by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

N.S.P. by S. E. Fraser ☒ Acceptable ☐ Opposed ☐ Conditional

CONDITIONS _____

LOCATION Lot 2, Block 1, Warden Acres Peterson Replat

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:

City Clerk
City of Edina
4801 W. 50th Street
Edina MN 55424

NOTICE OF COMPLETION OF PROCEEDINGS
ON VACATION OF PORTION OF DRAINAGE AND UTILITY EASEMENT
IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, on March 18, 1985, adopted a Resolution Vacating a Portion of Drainage and Utility Easement after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for drainage and utility purposes, all as platted and of record in the office of the Register of Deeds in and for Hennepin County, Minnesota:

The south 5 feet of Lot 2, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof and the north 5 feet of Lot 3, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof.

The time of completion of proceedings and the effective date of said vacation is March 18, 1985.

BY ORDER OF THE CITY COUNCIL,
CITY OF EDINA

Marcella M. Daehn
City Clerk

RESOLUTION VACATING PORTION
OF DRAINAGE AND UTILITY EASEMENT

WHEREAS, a resolution of the City Council, adopted the 4th day of February, 1985, fixed a date for a public hearing on a proposed vacation of portion of easement for drainage and utility purposes; and

WHEREAS, two week's published and posted notice of said hearing was given and the hearing was held on the 18th day of March, 1985, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, the Council has considered the extent to which the vacation affects existing easements within the area of the vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same, or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edina, Hennepin County, Minnesota, that the following described portion of the drainage and utility easement be and is vacated effective as of March 18, 1984:

The south 5 feet of Lot 2, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof and the north 5 feet of Lot 3, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof,

and that the City Clerk is authorized and directed to cause a notice of completion of proceedings to be prepared, entered in the transfer record of the County Auditor, and filed with the Register of Deeds, in accordance with Minnesota Statutes, Section 412.851.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina, do hereby certify that the foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of March 18, 1985, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this 19th day of March, 1985.

City Clerk

Minnesota Suburban Newspapers, Inc.
AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

ss.

COUNTY OF HENNEPIN)

Donald K. Mortenson

, being duly sworn on an oath says that he/she

is the publisher or authorized agent and employee of the publisher of the newspaper known as

Edina Sun-Current

, and has full knowledge of the facts which

are stated below.

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Notice of Public Hearing

which is attached was cut from the columns of said newspaper; and was printed and published once each week, for one successive weeks; it was first published on Wednesday, the 13 day of February, 1985, and was thereafter printed and published on every _____ to and including _____, the _____ day of _____, 19____; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY:

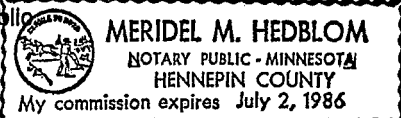
Donald K. Mortenson

TITLE: Operations Manager

Subscribed and sworn to before me on this

20 day of Feb, 1985

Notary Public



RATE INFORMATION

- (1) Lowest classified rate paid by commercial users for comparable space
- (2) Maximum rate allowed by law for the above matter
- (3) Rate actually charged for the above matter

\$ 2.60 per line
(Line, word, or inch rate)

\$ 33.2¢ per line
(Line, word, or inch rate)

\$ 24.8¢ per line / 8.2¢ x-comp
(Line, word, or inch rate)

(Official Publication)
NOTICE OF PUBLIC HEARING
ON VACATION OF EASEMENTS
FOR DRAINAGE AND UTILITY
PURPOSES
LOT 22, BLOCK 4, LAKE EDINA
2ND ADDITION
LOT 2, BLOCK 1, WARDEN ACRES
PETERSON REPLAT IN THE CITY
OF EDINA, HENNEPIN COUNTY,
MINNESOTA
NOTICE IS HEREBY GIVEN that
the City Council of the City of Edina,
Hennepin County, Minnesota, will
meet at the Edina City Hall, 4801 W.
50th Street on March 4, 1985, at 7:00
P.M., for the purpose of holding a
public hearing on the proposed vaca-
tion of the following easements for
drainage and utility purposes:
All that part of the ten (10) foot
drainage and utility easement
along the southeasterly line of
Lot 22, Block 4, Lake Edina 2nd
Addition, Hennepin County, Min-
nesota, according to the recorded
plat thereof, lying northwesterly
of a line drawn parallel with and
distant 9.00 feet northwesterly of
a line drawn parallel with and
distant 9.00 feet northwesterly of
the southeasterly line of said Lot
22, except for the southerly 5 feet
of Lot 22.
The south 5 feet of Lot 2, Block
1, Warden Acres Peterson Replat
except the east 10 feet and the
west 5 feet thereof and the north 5
feet of Lot 3, Block 1, Warden
Acres Peterson Replat except the
east 10 feet and the west 5 feet
thereof.
All persons who desire to be heard
with respect to the question of wheth-
er or not the above proposed ease-
ment vacations are in the public in-
terest and should be made shall be
heard at said time and place. The
Council shall consider the extent to
which such proposed easement vaca-
tions affect existing easements within
the area of the proposed vacations
and the extent to which the vacations
affect the authority of any person,
corporation, or municipality owning
or controlling electric or telephone
poles and lines, gas and sewer lines,
or water pipes, mains, and hydrants
on or under the area of the proposed
vacation, to continue maintaining the
same or to enter upon such easement
area or portion thereof vacated to
maintain, repair, replace, remove, or
otherwise attend thereto, for the
purpose of specifying, in any such
vacation resolution, the extent to
which any or all of any such ease-
ments, and such authority to main-
tain, and to enter upon the area of the
proposed vacation, shall continue.
BY ORDER OF THE EDINA CITY
COUNCIL.
MARCELLA M. DAEHN
City Clerk
(Feb. 13, 1985)-ED

(Official Publication)...

NOTICE OF PUBLIC HEARING
ON VACATION OF EASEMENTS FOR DRAINAGE AND UTILITY PURPOSES
LOT 22, BLOCK 4, LAKE EDINA 2ND ADDITION
LOT 2, BLOCK 1, WARDEN ACRES PETERSON REPLAT
IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, will meet at the Edina City Hall, 4801 W. 50th Street on March 4, 1985, at 7:00 P.M., for the purpose of holding a public hearing on the proposed vacation of the following easements for drainage and utility purposes:

All that part of the ten (10) foot drainage and utility easement along the southeasterly line of Lot 22, Block 4, Lake Edina 2nd Addition, Hennepin County, Minnesota, according to the recorded plat thereof, lying northwesterly of a line drawn parallel with and distant 9.00 feet northwesterly of a line drawn parallel with and distant 9.00 feet northwesterly of the southeasterly line of said Lot 22, except for the southerly 5 feet of Lot 22.

The south 5 feet of Lot 2, Block 1, Warden Acres Peterson replat except the east 10 feet and the west 5 feet thereof and the north 5 feet of Lot 3, Block 1, Warden Acres Peterson Replat except the east 10 feet and the west 5 feet thereof.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacations are in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacations affect existing easements within the area of the proposed vacations and the extent to which the vacations affect the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL.

Marcella M. Daehn
City Clerk

Please publish in the Edina Sun-Current on Wednesday, February 13, 1985
Please send two Affidavits of Publication

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

AFFIDAVIT OF POSTING NOTICE OF HEARING ON

The undersigned, being first duly sworn, upon oath deposes and says that he/she is a duly appointed and acting Police Officer for the City of Edina, Hennepin County, Minnesota, and that on 2/15/85 he/she posted the Notice of Hearing on the vacation described above to be held on March 4, 1985, a true and correct copy of which is hereto attached, at each of the following official City Bulletin Boards located at conspicuous places within the City:

- 1) City Hall, 4801 W. 50th Street
- 2) 50th and France Business Area, 3943 W. 50th Street
- 3) Amundson Avenue Shopping Center - NW corner of Parking Lot

Dated 2-15-85

Signed Chief R. Olson
Police Officer

Signed and sworn to before me, a Notary Public
in and for Hennepin County, Minnesota, this
15th day of February, 19 85.

Maurice M. Dicks

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1/1/74

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date February 14, 19 85, acting on behalf of said City I deposited in the United States mail copies of the attached Notice of Public Hearing - Utility Easement Vacation (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date 14 days prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

<u>Name</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

WITNESS my hand and seal of said City this 14th day of February, 19 85.

Marilla M. Dech
Edina City Clerk

MAILING LIST - Utility Easement Vacation - Lot 2, Block 1, Warden Acres
Peterson Replat

32-117-21-41-0096

Daniel and Gail L. Hergott
5804 Garden Avenue (36)

0097

Andron, Inc.
5808 Garden Avenue (36)

0056

Lawrence W. Lessard
5501 Grove Street (36)

0088

James T. Peterson
5425 Grove Street (36)

Stuart E. Fraser
Normandale Division
Northern States Power Co.
5309 W. 70th Street
Edina, MN 55435

William Schramm
Minnegasco
700 Linden Avenue W.
Minneapolis, MN 55403

Don Romain
NW Bell Telephone Company
6244 Cedar Avenue So.
Richfield, MN 55423

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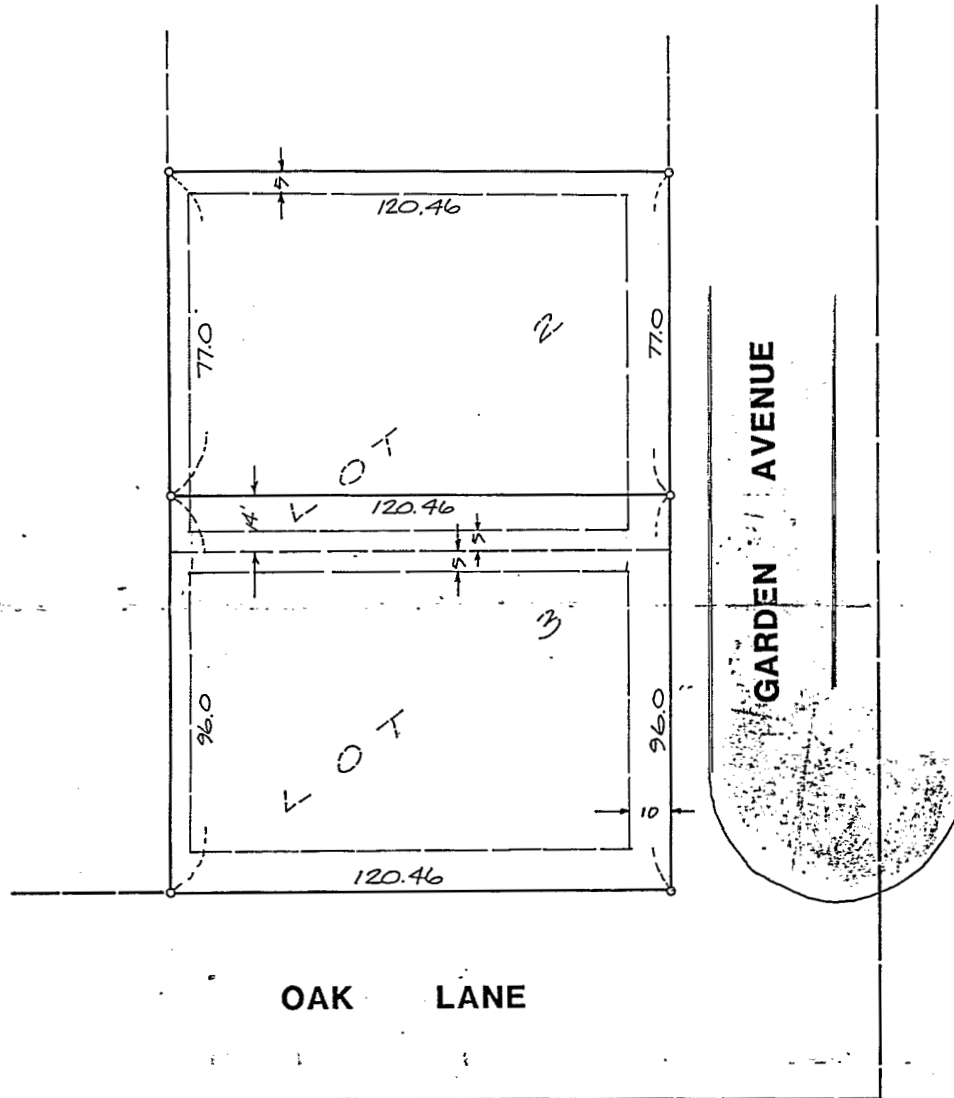
PROPOSED LOT DIVISION

Section 14, T. 141 N., R. 101 E., S. 101 W.

Lot 2, block 1, Warlen Acres Subdivision, containing 14.00 acres thereof.

Section 15, T. 141 N., R. 101 E., S. 101 W.

Lot 3, block 1, Warlen Acres Subdivision, containing 14.00 acres thereof, and the 14.00 feet of Lot 2, block 1, Warlen Acres Subdivision.



NORTH

PROPOSED LOT DIVISION for
ANDRON INC.

RON KRUEGER & ASSOCIATES, INC.

LAND SURVEYING • ENGINEERING • PLANNING
8140 FLYING CLOUD DRIVE • EDEN PRAIRIE, MINNESOTA 55344 • PHONE (612) 941-3030

SCALE 1"=30'	REVISIONS	DRAWN BY	DATE
DATE Feb 14, 1984			
DR'N RLK CK'D			
JOB NO. 6804			
SEC. T. R.	BOOK	PAGE	

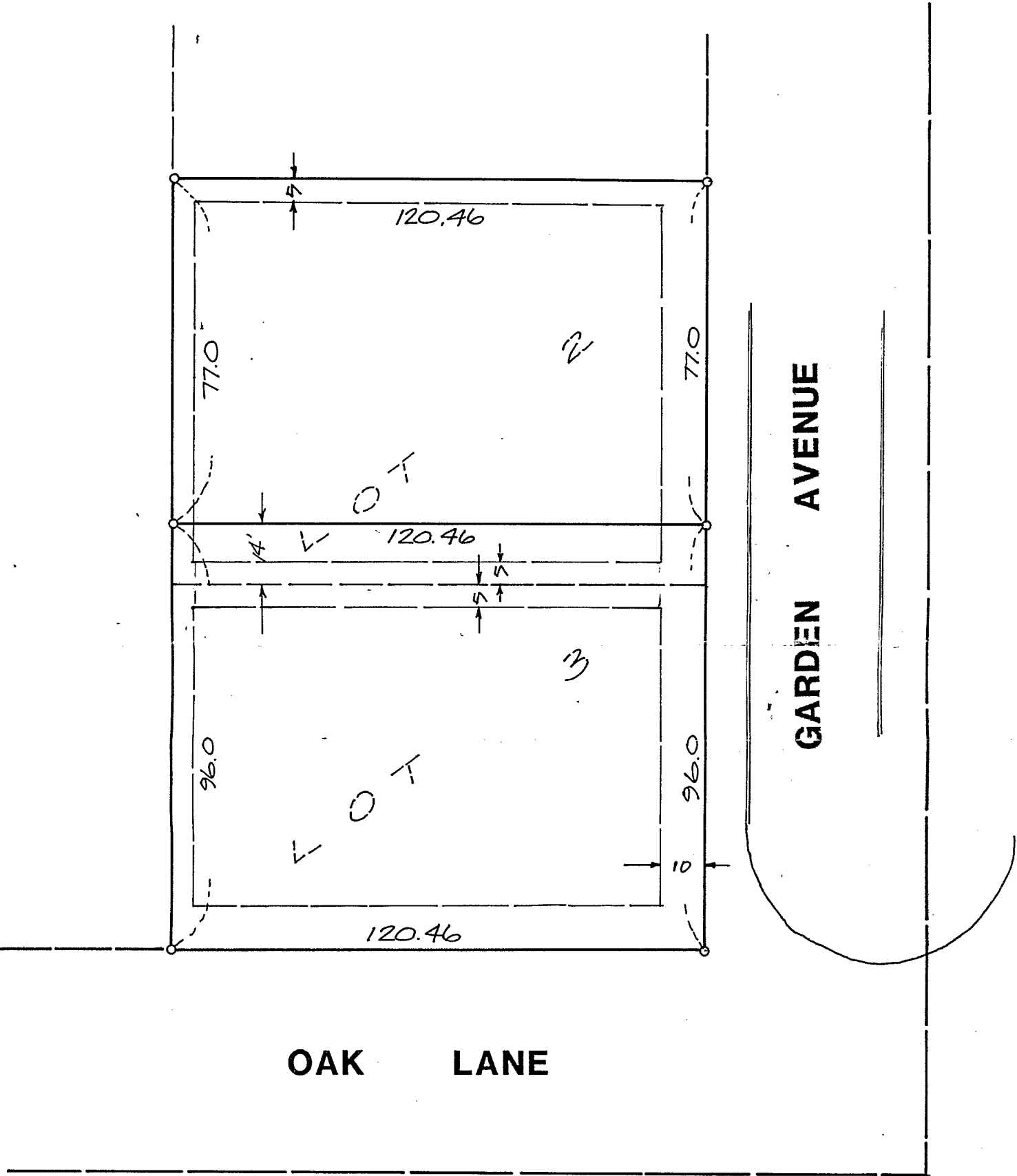
PROPOSED LEGAL DESCRIPTIONS

PARCEL A

Lot 2, Block 1, Warden Acres Peterson Replat except the South 14.00 feet thereof.

PARCEL B

Lot 3, Block 1, Warden Acres Peterson Replat, and the South 14.00 feet of Lot 2, Block 1, Warden Acres Peterson Replat



NORTH

PROPOSED LOT DIVISION for ANDRON INC.			
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